Hegartys
SALES & LETTINGS



4 Bedrooms

Situated in the highly sought-after area of Middle Herrington, Sunderland this spacious four-bedroom semi-detached home presents an exceptional opportunity for buyers looking for a property with fantastic potential. Offering generous accommodation throughout this is a home that provides the perfect blank canvas for someone to put their own stamp on and create a truly stunning family home. While the property would benefit from some updating and improvement, the space, layout and potential on offer make this an opportunity not to be missed.

The ground floor briefly comprises two spacious reception rooms providing excellent flexibility for family living and entertaining, along with a kitchen, separate utility room and convenient downstairs WC.

To the first floor are four well-proportioned bedrooms with the master bedroom benefiting from its own en-suite shower room. A family bathroom completes the upstairs accommodation.

Externally, the property continues to impress with a driveway providing off-street parking, a garage and both front and rear gardens offering plenty of outdoor space and further scope to enhance.

The real appeal of this property is the potential it offers. With its generous room sizes, four-bedroom layout, excellent additional facilities and desirable location this is a home that could be transformed into something truly amazing.

Whether you are a growing family looking for your forever home or a buyer searching for a project with enormous scope to add value, this property offers a fantastic opportunity to secure a substantial home in a popular residential location.

Properties with this much space and potential are always worth a closer look.

Summerhill Road

Middle Herrington, Sunderland, SR3

Asking Price:

£255,000

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Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



Reception:
4.01 x 14'5" (4.01 x 4.4m)
Carpeted Flooring, UPVC Window

Dining Room:
10' x 16'5" (3.05m x 5m)
Carpeted Flooring, UPVC Window, Radiator

Kitchen:
8'10" x 11'9" (2.7m x 3.58m)
Tiled Flooring, UPVC Window, Wall and Base Units, Sink with Mixer Tap, Electric Oven and Hob with Extractor, Radiator

Master Bedroom:
11'11" x 16'1" (3.63m x 4.9m)
Carpeted Flooring, UPVC Window, Wardrobes, Radiator

En-Suite:
6'7" x 8'2" (2m x 2.5m)
UPVC Window, WC, Shower Cubicle, Washbasin with Mixer Tap

Bedroom Two:
8'6" x 19' (2.6m x 5.8m)
Carpeted Flooring, UPVC Window, Wardrobes, Radiator

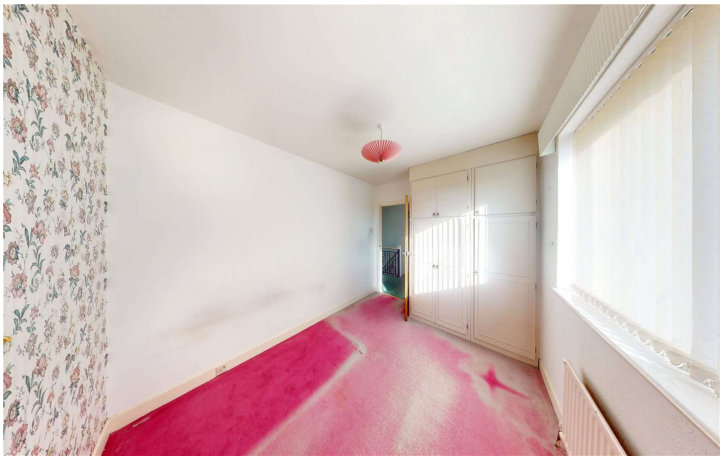


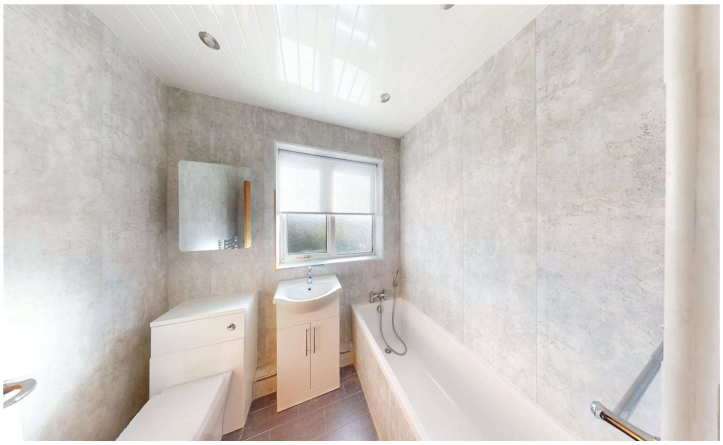


For additional information and full photo gallery please visit **www.hegartysestateagents.co.uk**









Bedroom Three:
7'7" x 13' (2.3m x 3.96m)
Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bedroom Four:
9' x 12'4" (2.74m x 3.76m)
Carpeted Flooring, UPVC Window, Radiator

Bathroom:
6'10" x 7'3" (2.08m x 2.2m)
Tiled Flooring, Cladded Walls, UPVC Window, WC, Panelled Bath, Washbasin with Mixer Tap, Heated Towel Radiator, Spotlights

Council Tax Band: D, Sunderland

Tenure: Freehold

Parking: Driveway & Garage

Disclaimer:
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:
To arrange an appointment to view this property, please contact us on 01915124940.
hours are:
Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.







For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract